

TRANSFER  
TAX  
PAID

## WARRANTY DEED

017686

STEVEN M. BERGERON and JENNIFER S. BERGERON of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to TIMOTHY R. O'DONNELL and CHERYL L. O'DONNELL of Waterville, County of Kennebec and State of Maine, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

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Certain lots or parcels of land situated in Waterville, County of Kennebec and State of Maine, and being bounded and described as follows, to wit:

## Parcel 1

Beginning at an iron pin set on the northerly line of Eaton Drive at the southwesterly corner of Lot No. 64 as shown on a plan entitled "A Portion of Cherry Hill Development", dated September 3, 1959, by R.G. Knowlton, C.E., as filed in Plan Book 22, Page 61 of the Kennebec Registry of Deeds; thence N 38 degrees 41' 28" W along the westerly line of said Lot No. 64 a distance of two hundred two and ninety-five hundredths feet (202.95') to an iron pin set at the northwesterly corner of the said Lot No. 64 in the southerly line of land now or formerly of the Sterns Heirs; thence S 50 degrees 13' 42" W along the said southerly line of the Sterns Heirs land, as marked by a wire fence, a distance of one hundred fifteen and eight hundred thirty-five thousandths feet (115.835') to an iron pin set at the northeasterly corner of Lot No. 1 as shown on a plan entitled "A Plan of Eaton & Westview Drives", dated May 1, 1973, by Paul J. Mitchell, as recorded in Plan File No. D-78041 of the Kennebec Registry of Deeds; thence S 41 degrees 20' 04" E along the easterly line of the said Lot No. 1 a distance of two hundred one and six hundred forty five thousandths feet (201.645') to an iron pin set on the said northerly line of Eaton Drive at the southeasterly corner of the said Lot No. 1; thence N 50 degrees 57' 05" E along the said northerly line of Eaton Drive a distance of one hundred six and fifty-two hundredths feet (106.52') to the iron pin at the point of beginning. The above described parcel of land contains fifty-two hundredths (.52) acres.

Meaning and intending to convey Lot No. 63 on a plan entitled "Cherry Hill Development", dated August 29, 1950 by Harry E. Green as recorded in Plan Book 17, Pages 34 & 35 of the Kennebec Registry of Deeds.

This conveyance is made upon express conditions, restrictions, limitations and covenants as follows:

First: This entire tract shown by the plan of Cherry Hill, referred to above, is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and these lots shown by said plan are subject to and entitled to the benefits of said Ordinance.

Second: It is further covenanted and agreed that this Lot No. 63 nor any other lot shown upon said plan shall be used for buildings more than one dwelling house and that no house shall be adopted or used by more than one family.

Third: Furthermore, no such house shall be built costing less than Fifteen Thousand Dollars (\$15,000.00) in said Cherry Hill Development.

Fourth: No building or any part of a building shall be erected or allowed to stand upon said lot within forty (40) feet of either street line or within fifteen (15) feet of any other boundary line of the lot.

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Excepting and Reserving the land described in a deed from Robert C. Ferris and Mary Beth Ferris to Raymond Parent and Theresa Parent dated October 27, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3053, Page 314.

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**Parcel 2**

Also another certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, more fully described as follows to wit:

Beginning at an iron pin set on the southerly line of land of the Sterns Heirs at the northwesterly corner of land now or formerly of Raymond and Theresa Parent said iron pin is also the northeasterly corner of land now or formerly of Robert C. and Mary Beth Ferris; thence S 38 degrees 41' 28" E along the westerly line of said Parent land a distance of 70.00' to an iron pin set on said line; thence N 50 degrees 13' 42" E along remaining land of said Parent a distance of 10.00' to an iron pin; thence N 38 degrees 41' 28" W continuing along other Parent land a distance of 70.00' to an iron pin set on the said southerly line of the Sterns Heirs land; thence S 50 degrees 13' 42" W along said Sterns Heirs southerly line a distance of 10.00' to the iron pin at the point of beginning. The above described parcel of land contains 699.88 square feet.

Intending to convey a portion of Lot No. 64 of a plan entitled "A Portion of Cherry Hill Development", dated September 3, 1959, by R.G. Knowlton, C.E. as filed in Plan Book 22, Page 61 of the Kennebec County Registry of Deeds.

**Parcel 3**

Also another certain lot or parcel of land with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, on the westerly side of Eaton Drive, so-called bounded and described as follows to wit:

Beginning at a point marked by an iron pin on the westerly side of Eaton Drive, so called, in said Waterville, said point being the south-westerly corner of land now or formerly of Frank S. Cruickshank, Jr.; thence westerly two hundred five (205) feet, more or less, to a point marked by an iron pin on the easterly line of the Stern's property, so-called; thence southerly along the easterly line of the Stern's property, one hundred forty-five (145) feet, more or less, to a point marked by an iron pin on the easterly line of the Stern's property; thence easterly in a line running parallel with the southerly line of land of said Cruickshank, two hundred five (205) feet, more or less, to a point marked by an iron pin on the westerly line of Eaton Drive; thence northerly along the westerly line of Eaton Drive a distance of one hundred forty-five (145) feet to the point of beginning.

Excepting and Reserving the land described in a deed from Robert C. Ferris and Mary Beth Ferris to Edward D. Herring and Priscilla T. Herring dated August 16, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2842, Page 111.

Being the same premises conveyed to Steven M. Bergeron and Jennifer S. Bergeron by Warranty Deed of Mary Beth Ferris a/k/a Mary Elizabeth Ferris dated February 24, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6414, Page 38.

WITNESS my hand and seal on May 29, 2003.

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WITNESS

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WITNESS

  
\_\_\_\_\_  
STEVEN M. BERGERON

  
\_\_\_\_\_  
JENNIFER S. BERGERON

May 29, 2003

THE STATE OF MAINE  
COUNTY OF KENNEBEC, ss.

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Then personally appeared the above named STEVEN M. BERGERON and  
JENNIFER S. BERGERON and acknowledged the foregoing instrument to  
be their free act and deed.

Before me, *Susan R. Jackson*  
Notary Public

SUSAN R. JACKSON  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES 6-23-2006



RECEIVED KENNEBEC SS.

2003 JUN -2 AM 9:00

ATTEST: *Karen L. Boudreau*  
REGISTER OF DEEDS